



## PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - WEDNESDAY, FEBRUARY 17, 2010 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

FRANK MIZNER, Chair

RANDY CARTER Vice Chair  
BETH COONS  
LISA HUDSON

CHELL ROBERTS  
VINCE DIBELLA

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the March 22, 2010 City Council meeting. At that time, City Council will establish April 5, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE FEBRUARY 16, AND FEBRUARY 17, 2010 STUDY SESSIONS AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

- \*1. **Z10-05 (District 6)** 5255 South Power Road. Located south of Ray Road on the east side of Power Road (1.6± acres). Site Plan Review. This request will allow for the development of a restaurant with a drive-thru. (PLN2009-00472) McDonald's USA, owner; Kelly Ferguson, Robert Brown Architects, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Action: Approved with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z10-07 (District 4)** 141 North MacDonald. Located north of Main Street and east of Country Club Drive (4.5± acres). Council Use Permit. This request will allow the expansion of an existing school within a Town Center zoning district. (PLN2009-00418). Charles Goraieb, Queen of Peace, Catholic Church, owner; Vince DiBella, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor09-06 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). District 6. Minor General Plan Amendment to change the Mesa 2025 General Plan Land Use designation from Community Commercial (CC) and Medium Density Residential 6-10 du/acre (MDR 6-10) to High Density Residential 15+ du/acre (HDR 15+). This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant. CONTINUED FROM OCTOBER 21, NOVEMBER 18, and , DECEMBER 16, 2009.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption

Board Recommendation: Adoption

2. **Z09-20 (District 6)** 6919 East Monterey Avenue. Located north of Guadalupe Road and east of Power Road (19.39± acres). Rezone from C-2 and R1-6 PAD to R-4 PAD and Site Plan Review. This request will allow the development of a multi-residential apartment complex. Prehab Foundation, owner; Mark Reeb, applicant. CONTINUED FROM OCTOBER 21, NOVEMBER 18, and DECEMBER 16, 2009.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

1. Review and discuss Zoning Code Update

STAFF PLANNER: Gordon Sheffield

***Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)***

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